

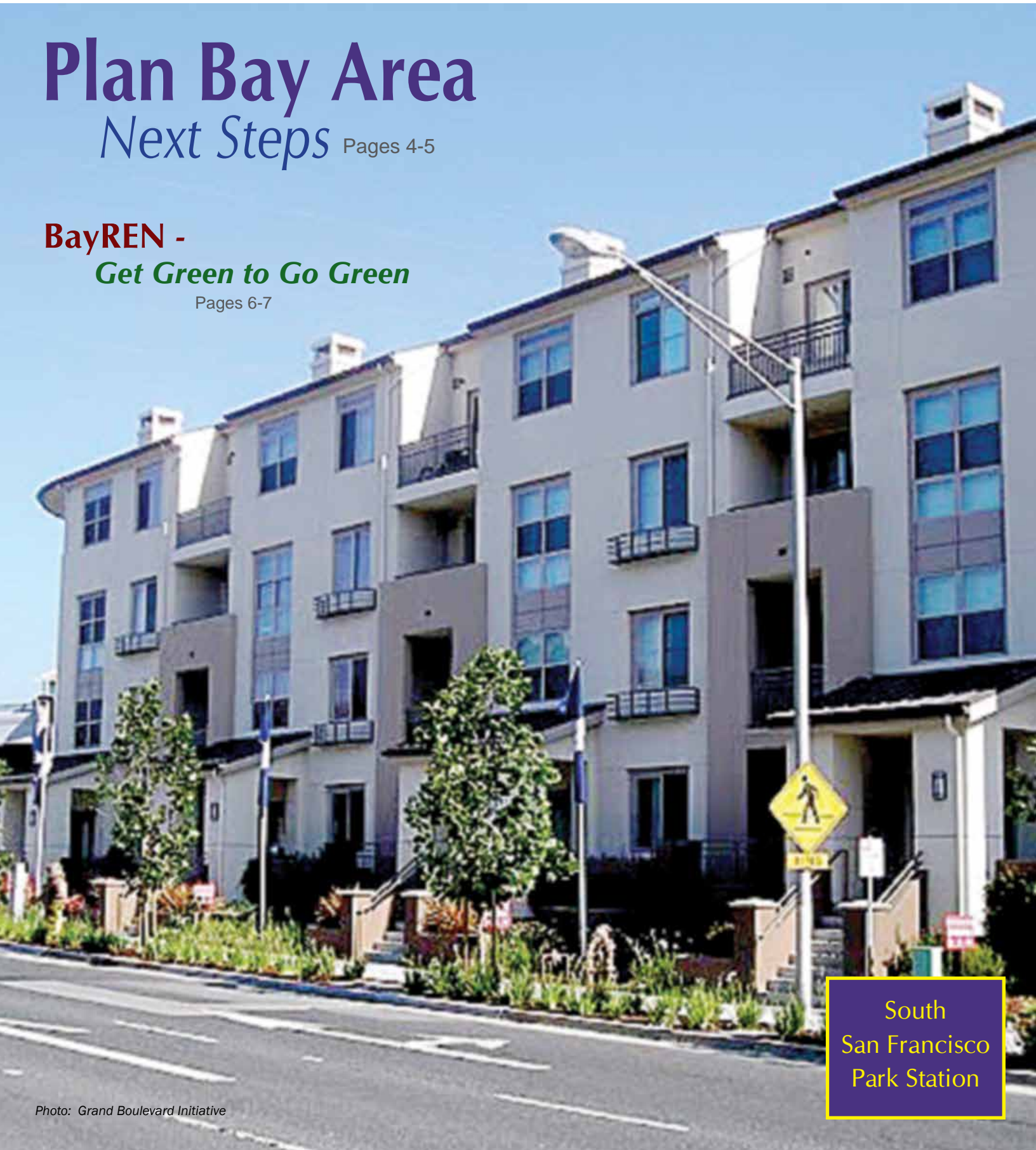


## Plan Bay Area *Next Steps* Pages 4-5

### BayREN -

### *Get Green to Go Green*

Pages 6-7



South  
San Francisco  
Park Station

# Did You Know?

## Hazards Risk Assessment of Bay Area Housing and Population

The Earthquake and Hazards Program recently launched the regional *Bay Area Housing and Population Multiple Hazards Risk Assessment* project. The Project, which will run through Fall 2014, will assess the vulnerability of housing and populations to seismic and sea level rise hazards, with a particular focus on the region's planned high growth areas. In addition, the assessment will serve as foundation for developing recommended hazard mitigation, adaptation, and smart growth strategies to address and reduce the identified risks. Developed in conjunction with a Project Advisory Committee and local stakeholders, the project will involve a series of public charrettes throughout 2014 to guide and review the mitigation strategies.

### PROJECT OUTCOMES WILL INCLUDE:

A suite of vulnerability indicators that characterize housing vulnerability, population vulnerability, and risks due to earthquakes and sea level rise.

Visually appealing maps to communicate the vulnerability of existing housing using the vulnerability indicators previously developed, as well as potential risks faced by areas planned for high growth development.

Recommended strategies that incorporate best practices of hazard mitigation, climate adaptation, and smart growth coupled with implementation guidance to help local jurisdictions make smart development choices.

A summary report that synthesizes the data, methods, outcomes, and best practices for building regional resilience through joint mitigation, adaptation, smart growth actions.

*This exciting and very timely project, led in partnership by the Association of Bay Area Governments and the Bay Conservation and Development Commission, has been funded by the USGS, US EPA, and the Strategic Growth Council. For more information, visit the project webpage at <http://quake.abag.ca.gov/projects/housing-and-population-risk/> or email Dana Brechwald, ABAG Earthquake and Hazards Specialist, at [danab@abag.ca.gov](mailto:danab@abag.ca.gov).*

*Special Cooking Demonstration at the Health and Wellness Forum: Preston Maring, MD, Kaiser Permanente Associate Physician-in Chief, and Supervisor Eric Mar, City and County of San Francisco*

## Notable Numbers

### 75 percent

of health care expenditures are attributed to preventable chronic diseases caused by obesity and overweight.

### 23 percent

of adolescents tested had diabetes or pre-diabetes in 2007-2008, a dramatic increase, since 9 percent of adolescents tested in 1999-2000 had diabetes or pre-diabetes.

### One in four

California youth between the ages of 9 and 16 are overweight.

### More than half

of California's adults are overweight or obese: 23 percent are obese (BMI of 30 or higher) and another 35 percent are overweight (BMI of 25 or higher).

### \$41 billion

Is the annual cost to California for medical bills, workers compensation and lost productivity—for overweight, obesity, and physical inactivity.

### 30 minutes

of exercise a day can reduce risk of heart disease according to the American Heart Association.

*Healthy Eating Active Living Cities Campaign and Kaiser Permanente data presented at ABAG Local Government Health and Wellness Forum on September 12, 2013.*



# Plan Bay Area–Next Steps

## *Charts Course for Stronger Economy, Cleaner Air*

**A historic milestone** occurred on July 18th when the Bay Area’s first comprehensive regional housing, land use and transportation strategy, called *Plan Bay Area*, was adopted after three years of public debate. A joint effort of the Bay Area’s regional land use and transportation agencies ABAG and MTC, this Plan is the Bay Area’s answer to the State requirement to plan for growth anticipated in the region by the year 2040 while reducing per-capita greenhouse gas emissions from cars and light trucks to 1990 levels. Most importantly, the Plan also encompasses the Bay Area priorities of fostering a first class economy while conserving our natural and built environment and ensuring clean air and water.

*Plan Bay Area* was designed to chart how our future growth can be managed at the local level to allow people to live in neighborhoods they may choose. The Plan specifically ensures housing and land use decisions remain at the local level so that Bay Area communities can continue to grow in ways that are unique to each jurisdiction. In fact, the region’s locally nominated Priority Development Areas (PDAs) are the organizing framework for implementing *Plan Bay Area*. PDAs were specifically designated by local city and town councils, who identified neighborhoods where they believed that future growth would bring positive amenities to their communities, and add to neighborhood choices.

### **Implementation: Next Steps**

*Plan Bay Area* is a living document that must be revised every four years, allowing all to learn from local best practices, refine strategies and projections, and develop additional ways to engage and involve the public in this ongoing process.

Over the next several years, ABAG will focus its implementation support and planning efforts on four primary areas: ***Priority Development Area (PDA) implementation, Housing Production and Affordability, Economic Development, and Open Space and Farmland Preservation.***

Recognizing that the majority of housing and job growth is projected in the PDAs along transit corridors stretching between San Francisco, San Jose, Oakland and West Contra Costa County, ABAG is committed to support the region’s towns, cities, and counties in their focused efforts to achieve PDA growth and investment, with an emphasis on development feasibility and entitlement. ABAG’s support of the growth patterns associated with adopted PDA’s will be done in conjunction with local jurisdictions, the Metropolitan Transportation Commission (MTC), county Congestion Management Agencies, special districts, and other regional agencies.

Increasing housing production and affordability, especially in transit-served locations, is essential for implementing the Plan. Parts of the Bay Area—Oakland, San Francisco and San Jose—are already planning for more housing near jobs and transit to meet their projected job and population growth. Because these cities are willing to build more high-density housing, other cities and towns can focus on preserving their small town feel, open space, and farmland. The Plan acknowledges the cumulative effects of these local decisions and looks for ways to support cities willing to take on more development.

ABAG will be working with private and non-profit sectors to provide a comprehensive approach for addressing this challenge on a broad scale. At the same time, ABAG will be identifying tools and strategies to assist local jurisdictions as they pursue housing growth in PDAs based upon each community’s unique needs and circumstances. Efforts will include housing production analysis, policy development, and targeting regional resources for affordable housing. Coordinating with state agencies about potential adjustments to state housing policies and creation of new affordable housing funding sources will also be critical.

In respect to the area of economic development, ABAG will be collaborating with regional agencies, business groups, and community-based organization to strengthen the competitiveness of the regional economy, enhance local business districts in the PDAs, expand access to opportunities for all Bay Area residents, and develop economic development policies that include best practices for goods movement and industrial business for the next update to *Plan Bay Area*. In addition, ABAG will be strengthening the Priority Conservation Area (PCA) framework by supporting targeted efforts to both protect the region’s open spaces and enhance the agricultural economies of our rural communities. That includes augmenting PCA grants to fund conservation easements, land acquisition, and transportation projects. ABAG will continue efforts to expand the Bay Trail and the recently launched Water Trail.

---

*The Bay Area’s enviable economy cannot grow without building a significant amount of new housing in transit corridors proximate to the region’s employment centers*

## Examining Corridors as Development Opportunities

The majority of housing and job growth is projected in the PDAs along several major transit corridors stretching between San Francisco, San Jose, Oakland, West Contra Costa County, and Alameda County. These corridors link the Bay Area's major employment centers and can provide an organizing framework for housing and employment growth, neighborhood vitality, and complete communities.

The corridors are well served by existing transit and on-going transit improvements and will lead to corridors increasingly functioning as an interconnected system. Transit improvements include a BART extension to San Jose, Caltrain electrification, and enhanced bus service on El Camino Real, San Pablo Boulevard, and International Boulevard/14th Street.

Plan Bay Area's implementation depends on the success of all of the communities and business districts along each corridor, which today vary significantly in terms of housing and commercial development, amenities, infrastructure, and public services.

***The El Camino Real, also known as the Grand Boulevard Initiative, is an early adopter of the corridor approach, with ideas and processes that can serve as best practices for other locations.***

Cities, towns and counties along El Camino Real, with the support of the Grand Boulevard initiative, are well underway toward implementing local plans that align with a shared sub-regional vision.

### Grand Boulevard Example

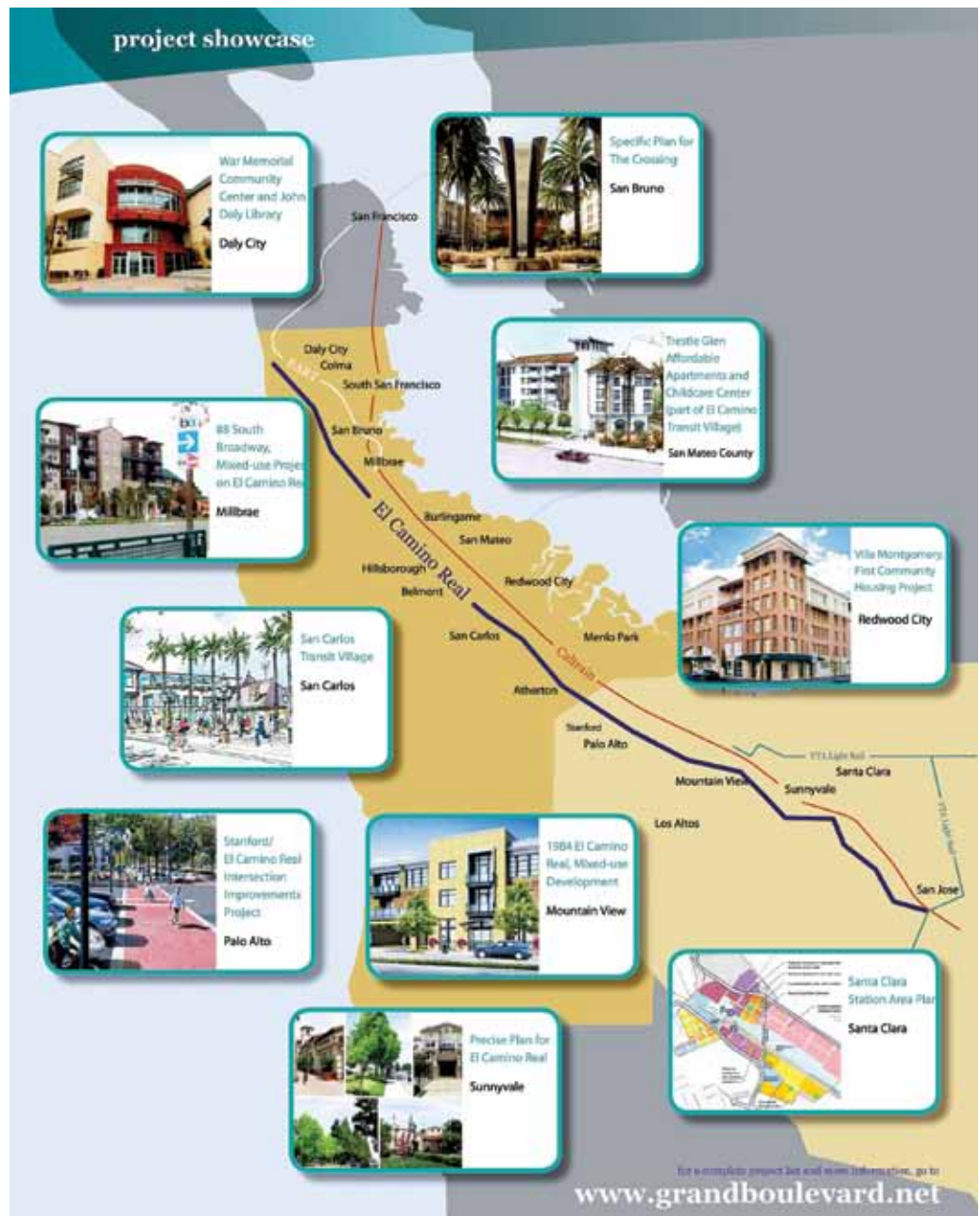
The Grand Boulevard Initiative is a regional collaboration of 19 cities, two counties, and a full-range of stakeholders working to achieve a shared vision: transforming El Camino Real from an auto-centric strip into a series of walkable and bikeable urban neighborhoods, becoming a true grand

boulevard, and linking communities to promote walking and transit and an improved and meaningful quality of life.

This 43 mile corridor, which is also State Route 82, traverses San Mateo and Santa Clara counties, starting at the northern Daly City city limit and ending near the San Jose Diridon Caltrain Station in central San Jose. There are 29 Priority Development Areas that intersect El Camino Real.

For the first time, the Initiative brings together all of the agencies having responsibility for the condition, use,

and performance of the El Camino Real. A recipient of an ABAG Growing Smarter Together Partnership Award in 2012, the Grand Boulevard Initiative Task Force is a model of public-private partnership with members, in addition to the local governments, from ABAG, MTC, other state and regional agencies, the California Department of Transportation, the Valley Transportation Authority, SamTrans, two Congestion Management Agencies, businesses, non profits, neighborhood advocates, and community organizations.



For a complete project list and more information, go to [www.grandboulevard.net](http://www.grandboulevard.net)

The Grand Boulevard Initiative has already completed an assessment of existing conditions and is currently working on infrastructure investment strategies, overcoming barriers to economic development, designing complete streets, urban design, and public engagement. As this project continues, other tasks will include:

- Creating markets for existing transit connections by locating new jobs and housing near transit infrastructure
- Reducing congestion
- Accommodating demand for housing
- Creating people friendly places.
- Reducing greenhouse gas emission and meet SB 375 and AB 32 goals.

Grand Boulevard Initiative activities are funded through programs and agencies such as the U.S. Department of Transportation TIGER II Grant Program, the California Department of Transportation, the Metropolitan Transportation Commission Climate Initiative Program, and the Silicon Valley Community Foundation.

Local funding also is provided by the San Mateo County Transit District, which covers administrative expenses; the City/County Association of Governments of San Mateo County; and the Santa Clara Valley Transportation Authority, which provides the local matching fund requirements for the current grant work.



San Jose - The Alameda, Grand Boulevard Initiative

## PDA SNAPSHOT

### North Fair Oaks PDA within Grand Boulevard Initiative

There are 29 Priority Development Areas (PDAs) that intersect the Grand Boulevard, including North Fair Oaks. Locally nominated as part of the El Camino Real PDA, North Fair Oaks is an unincorporated part of San Mateo County comprising approximately 798 acres, bounded by the cities of Redwood City to the north, west and southwest, Atherton to the east, and Menlo Park to the northeast.

The North Fair Oaks PDA Community Plan was updated and adopted by the Board of Supervisors in 2011. The Community Plan Update included changes to allowed land uses and development types, and intensities. This includes new land use designations for five identified Opportunity Areas, which due to their location, mix and intensity of existing development, and access to transportation and infrastructure, have the most potential for change.

The new Plan allows up to an additional 3,024 dwelling units, 180,000 square feet of retail uses, 155,000 square feet of office uses, 210,000 square feet of industrial uses, 110,000 square feet of institutional uses, and 3.8 acres of parks and recreation uses within the Community Plan area by 2035. All of these changes promote a healthy mix of land uses and densities in North Fair Oaks, and support the implementation of *Plan Bay Area*.

*For more information about the Grand Boulevard Initiative, contact Corinne Goodrich, Manager of Strategic Development, San Mateo County Transit District, 650-508-6369 or [goodrichc@samtrans.com](mailto:goodrichc@samtrans.com). For more information about ABAG's involvement along this corridor, contact Gillian Adams, Regional Planner for information about activities in San Mateo County, at [gilliana@abag.ca.gov](mailto:gilliana@abag.ca.gov) or Mark Shorett, Regional Planner for information about activities in Santa Clara County, at [marks@abag.ca.gov](mailto:marks@abag.ca.gov).*

# BayREN Codes and Standards Program for Local Governments

The BayREN Codes and Standards Program is designed to help cities, towns, and counties implement large-scale energy management strategies to address energy use in all buildings, both public and private. BayREN staff and consultants have developed best practices, guides, and trainings that local governments can use to enhance compliance with energy codes, savings in utility costs, and help in the development of Climate Action Plans and General Plans for their communities. The program helps local governments identify potential Greenhouse Gas Emissions reduction strategies and helps quantify the benefits.

This new program was established to address the role that local building policies and inspections play in energy use. The effort aims not only to create successful local green building programs, but also to ensure that newly constructed buildings fully incorporate the range of energy efficiency measures required by State and local law.

The timing of the BayREN Codes and Standards Program launch is critical as California readies itself for a significant increase in energy efficiency standards in the State Energy Code (Title 24, Part 6). Beginning January 1, 2014, new homes will be built with more wall insulation, higher performance windows, and improved lighting and ventilation systems, among other requirements.

New commercial buildings will also have stricter standards, specifically in building control systems, lighting, and insulation. As these new standards are rolled out, local governments will not only need to learn all the new requirements, but also update permit systems to reflect revamped forms and reporting requirements. While these changes promise to make buildings more energy efficient, it is recognized that they put further strain on cities and counties fighting to keep up with ever higher expectations.

BayREN aims to address this challenge by providing a wide range of resources to help local governments transition to new standards. The program helps



## Bay Area Regional Energy Network Programs Help Region Get Green \$ to Go Green

The Bay Area Regional Energy Network (BayREN) is a collaboration with ABAG and cities and counties. Led by ABAG, BayREN implements effective energy saving programs on a regional level and draws on the expertise and proven track record of Bay Area local governments to develop and administer successful climate, resource, and sustainability programs. BayREN is funded by California utility ratepayers under the auspices of the California Public Utilities Commission. One of only two Regional Energy Networks in the State, BayREN has four program offerings: a **Codes and Standards Program** for local governments, **Multifamily** and **Single Family Retrofit Programs** for homeowners, and a portfolio of **Financing Options**. (For more information about BayREN, visit [www.bayren.org](http://www.bayren.org).)

local governments improve enforcement of energy codes and implementation of green building ordinances. This includes offering resources and trainings for local planning and building departments. Additionally, BayREN calculates the effect that trainings and other efforts have on the performance of new buildings.

The Program website and calendar, available at [www.bayareaenergyupgrade.org/codes-and-standards-program](http://www.bayareaenergyupgrade.org/codes-and-standards-program), provides a single point of information for all trainings available to local planning and building professionals for education about green building, energy efficiency, and funding and partnership opportunities.



## Future issues: Features on the following BayREN programs

**Single Family Retrofit Program:** a single-family retrofit program under the umbrella of the Statewide Energy Upgrade™ California, which offers cash incentives to single family homeowners for home upgrades, and consultation with a Home Upgrade Advisor to review possible energy efficiency

improvements. **Multifamily Retrofit Program:** offers Qualified Multifamily homeowners free energy consulting and a customized assistance plan that evaluates potential cost-effective green energy improvements. **Financing Options:** the Multifamily Capital Advance Program which provides

financing to assist multifamily property owners with the cost of implementing energy efficiency measures; the PACE Program for commercial properties; and the Pay as You Save (PAYS™) Program, a water bill financing program piloted by the Town of Windsor (Sonoma County), and expanded through BayREN.



For more on BayREN programs, visit [www.bayren.org](http://www.bayren.org)

### Types of Energy Upgrades for Multi and Single Family Properties

- Duct sealing and replacement
- Whole building air sealing
- Attic insulation and air sealing
- Wall insulation
- Floor insulation
- Duct insulation
- Furnace
- Air conditioner
- Gas storage water heater
- Gas on-demand water heater
- Electric storage water heater

### Benefits to Property owners

- Update Energy Systems
- Save Money on Utility Bills
- Enhance property and reduce energy use

## Introducing Green Infrastructure for Coastal Resilience

December 12, 2013 • 9:30 am - 4:30 pm • David Brower Center, Kinzie Room, 741 Allston Way, Berkeley

**Green Infrastructure** incorporates the natural environment and constructed systems that mimic natural processes in an integrated network that benefits nature and people. To explore this green infrastructure approach to community planning, city and county officials, engineers, floodplain managers, landscape architects, NGOs, planners, and other decision makers involved in Coastal Management issues are invited to attend a day-long workshop sponsored by the San

Francisco Bay National Estuarine Research Reserve and NOAA Coastal Services Center.

*The morning course*, led by NOAA Coastal Services Center staff, will introduce participants to the fundamental green infrastructure concepts that play a critical role in making coastal communities more resilient to natural hazards via lectures, group discussion, and exercises. During the afternoon, local experts implementing green infrastructure on

the ground at multiple scales from street projects to watersheds, will delve into the nuts and bolts of green infrastructure projects in the San Francisco Bay Area.

*Registration is \$25 and limited to 41 participants: registration **deadline is December 6. Questions?** Contact Heidi Nutters, Coastal Training Program Coordinator, San Francisco Bay National Estuarine Research Reserve, [heidin@sfsu.edu](mailto:heidin@sfsu.edu), 415-338-3511*



Association of Bay Area Governments  
P.O. Box 2050 • Oakland, CA 94604-2050  
website: <http://www.abag.ca.gov> • e-mail: [info@abag.ca.gov](mailto:info@abag.ca.gov)

Address Service Requested

PRSRT FIRST CLASS  
U.S. POSTAGE  
**PAID**  
Permit No. 832  
OAKLAND, CA

## Calendar of Events

### October 2013

#### October 24

**ABAG POWER Annual Board Meeting**  
10:30 a.m., MetroCenter, Auditorium

#### October 25

**Regional Airport Planning Committee**  
9:30 a.m., MetroCenter, Auditorium

#### October 29-30

**State of the Estuary Conference**  
8:30 a.m., Oakland Marriott City Center

### November 2013

#### November 1

**Bay Area Planning Directors Association Fall Meeting**  
**Effective Community Engagement**  
8:30am, Nile Hall, Preservation Park,  
668 13th St., Oakland

#### November 7

**JPC Executive Committee**  
10 a.m., MetroCenter, Auditorium

## Coastal Clean-up Day

**First San Francisco Bay Area Water Trail Event** held on **Saturday, September 21, 2013**, to clean-up debris at the Martin Luther King Regional Shoreline Park in Oakland. *For more information:* <http://sfbaywatertrail.org/>

#### November 8

**Bay Area Regional Prosperity Plan Steering Committee**  
10 a.m., MetroCenter, Auditorium

#### November 15

**ABAG/BAAQMD/MTC Joint Policy Committee**  
10 a.m., MetroCenter, Auditorium

#### November 20

**San Francisco Restoration Authority Governing Board**  
1 p.m., MetroCenter, Conference Room 171

#### November 27

**San Francisco Estuary Partnership Implementation Committee**  
9:30 a.m., Elihu Harris State Building, Room 10, Oakland



### December 2013

#### December 4

**Regional Planning Committee Meeting**  
1:00 p.m., MetroCenter, Auditorium

*Date Change*

#### December 5

**Legislation & Governmental Organization Committee**  
3:30 p.m., ABAG Conference Room B

**Finance & Personnel Committee**  
5:00 p.m., ABAG Conference Room B

**ABAG Executive Board**  
7:00 p.m., MetroCenter, Auditorium

#### December 11

**ABAG Power Executive Committee**  
12 noon, ABAG Conference Room B

#### December 12

**Bay Trail Steering Committee**  
1:30 p.m., ABAG Conference Room B

#### December 13

**Water Trail Implementation Meeting**  
10:00 a.m., 11<sup>th</sup> Floor Meeting Room,  
1330 Broadway, Oakland



Association of Bay Area Governments

P.O. Box 2050, Oakland, CA 94604-2050 • Phone: 510-464-7900 • Fax: 510-464-7970 • E-mail: [info@abag.ca.gov](mailto:info@abag.ca.gov) • abagonline: <http://www.abag.ca.gov>

Mark Luce, ABAG President and Supervisor, Napa County • Julie Pierce, ABAG Vice President and Mayor, City of Clayton

Dave Cortese, ABAG Immediate Past President and Supervisor, Santa Clara County

Ezra Rapport, Secretary/Treasurer and Executive Director • Brad Paul, Deputy Executive Director

Kathleen Cha, Editor/Writer • Halimah Anderson, Writer • Leah Zippert, Writer • Victoria Rutherford, Design and Production